

Table 1

Community		
Monthly HOA Dues Include:	Management Company	
	Water, Sewer, Garbage	
	Pet Rules	2 pets, no more than 25 lbs. each (but we already have a "emotional support pet" that is bigger than that, so . . .
	Pest Control	
	Master Insurance	
	Earthquake Insurance	
	Landscaping	
	Spectrum High-Speed Internet	
	Spectrum Platinum Cable	
	Free Community Laundry	
Controlled Access	Door King Call box	
Rooftop Community Deck	Tables and Chairs	
	Bathroom	
Building Maintenance		
	? All windows (except balcony sliding doors) upgraded to Milgard Dual-paned windows	
2017	2017 Garage Re-plumbed	
2019	2017 New Roof	
2020	Lobby Remodel	
2020	Atrium upgrades	
2021	SB 326 Inspections completed on all balconies and walkways	
2024	3-sides of building base sealed and concrete "sidewalk" installed	
2024-2025	All Windows re-sealed	
2024-2025	Balcony repairs where needed	
2024-2025	03 Stack units water intrusion issues repaired	
2024-2025	Rooftop Deck replaced	
2024-2025	Exterior repainted with elastomeric paint	
2025	Master electrical panel upgraded	
2025	Laundry Room water heater upgraded	
Unit improvements		
	https://www.longbeach.gov/lbcd/building/permit-center/status-inquiry/	Permit Inquiry for work done in Unit 102
2019	New water heater	
2019	Electrical work	New sub panel and main breaker, outlets in each bathroom for bidet toilet seats, 2 new GFCI outlets in primary bathroom, 4 recessed lights (with dimmers) in kitchen, 2 new outlets on west kitchen wall, 13 recessed light fixture (with dimmers) in living/dining rooms, installed Romex electrical cable for AC and 30 amp breaker.
2019	Living area and kitchen ceilings scraped	
2019	Paint	
2019	Air Conditioning	Mini splits in office, living room and primary bedroom
2020	New Kitchen Appliances	GE Profile Refrigerator

